

**LA VERNE  
REDEVELOPMENT  
AGENCY**

July 1, 1994

# **Amended and Restated Redevelopment Plan for the Central City Redevelopment Project**

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Adopted by  
Ordinance No. 857


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# **Amended and Restated Redevelopment Plan for the Central City Redevelopment Project**

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**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE APPROVING AND ADOPTING THE AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE CENTRAL CITY REDEVELOPMENT PROJECT AS THE OFFICIAL REDEVELOPMENT PLAN FOR SAID PROJECT**

**WHEREAS**, The City Council has received from the La Verne Redevelopment Agency (the "Agency") the proposed Amended and Restated Redevelopment Plan for the Central City Redevelopment Project (the "Redevelopment Plan") for the Central City Redevelopment Project (the "Project Area") as approved by the Agency, a copy of which is on file with the City Clerk at the Office of the City Clerk, 3660 "D" Street, La Verne, CA 91750, together with the Report of the Agency, including the reasons for the selection of the area to be added to the existing redevelopment project ("Amendment Area No. 3"), and a discussion of certain other matters as set forth in Section 33352 of the California Health and Safety Code including an analysis of the physical, and economic conditions existing in Amendment Area No. 3, the proposed method of financing the redevelopment of Amendment Area No. 3, a plan for the relocation of business owners and tenants who may be temporarily or permanently displaced under the Plan as amended, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the City of La Verne (the "Planning Commission"), the minutes of consultations with affected taxing agencies, the Environmental Impact Report on the Redevelopment Plan, and an implementation plan; and

**WHEREAS**, the Planning Commission has submitted to the City Council of the City of La Verne its report and recommendations for approval of the Redevelopment Plan and its certification that the Redevelopment Plan conforms to the General Plan for the City of La Verne; and

**WHEREAS**, the City Council and the Agency held a joint public hearing on June 6, 1994 concerning the adoption of the Redevelopment Plan and the certification of the Final Environmental Impact Report on the Redevelopment Plan; and

**WHEREAS**, notice of the hearing was duly and regularly published in a newspaper of general circulation in the City of La Verne in accordance with Section 33361 of the California Health and Safety Code, and a copy of said notice and affidavit of publication are on file with the City Clerk of the City of La Verne and Secretary of the Agency; and

**WHEREAS**, copies of the notice of joint public hearing were mailed by first class mail to the last known address of each assessee, as shown on the last equalized assessment roll of the County of Los Angeles, of each parcel of land in the Project Area, to each resident, and to each business as practicable; and





**WHEREAS**, each addressee in the Project Area was sent a separate statement, attached to the notice of joint public hearing, that certain specified nonresidential properties will continue to be subject to acquisition by condemnation under the provisions of the Redevelopment Plan; and

**WHEREAS**, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

**WHEREAS**, the Agency has prepared and submitted a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Redevelopment Plan; and

**WHEREAS**, the City Council has general knowledge of the conditions existing in the Project Area and of the availability of suitable housing in the City for the relocation of families and persons who may be displaced by redevelopment activities, and in light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation; and

**WHEREAS**, the City Council has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, and has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

**WHEREAS**, the Agency and the City Council have reviewed and considered the Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and Health & Safety Code Section 33352, and certified the completion of said Environmental Impact Report on June 6, 1994, by City Council Resolution No. CRA-138.

**NOW, THEREFORE, THE LA VERNE CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

Section 1:

The purpose and intent of the City Council with respect to the Project Area is to accomplish to the greatest extent feasible the following:

- (a) Eliminate blighting influences in the Project Area including deteriorating buildings, obsolete structures and other environmental, economic, and social deficiencies; improve the overall appearance of buildings, streets, parking areas, and other facilities, public and private.







- (b) Provide adequate streets, curbs, gutters, and street lights and permit improved pedestrian and/or vehicular circulation in the Project Area.
- (c) Strengthen retail and other commercial functions in the downtown area, and along Foothill Boulevard.
- (d) Strengthen the economic base of the Project Area and the community by installing needed site improvements in the industrial areas to stimulate new industrial expansion, employment, and economic growth.
- (e) Provide adequate land for parking and open spaces.
- (f) Enhance the role of the central area of the City by strengthening civic, community, and cultural functions.
- (g) Preserve artistically, architecturally, and historically worthwhile structures and sites.
- (h) Establish and implement performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire project.
- (i) Strengthen and upgrade existing residential uses.
- (j) Cause the undergrounding of unsightly overhead utility lines.

Additionally, the following goals shall apply to the Amendment Area No. 3:

- (a) Implement the land uses and concepts of the Comprehensive General Plan, the Foothill Boulevard Specific Plan, and the development codes as may be amended from time to time.
- (b) Provide adequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.
- (c) Assure that buildings are safe for persons and businesses to occupy.
- (d) Encourage cooperation and participation of residents, business persons, public agencies and community organizations in revitalizing the area.
- (e) Encourage private sector investment in development of the area.
- (f) Promote the economic well being of the area by encouraging diversification of its commercial base.





- (g) Promote development of local job opportunities.
- (h) Provide for relocation assistance and benefits to area businesses and residences which may be displaced, in accordance with the provisions of Redevelopment Law and the Government Code of the State of California.
- (i) Make provision for housing as is required to satisfy the needs and desires of various age, income, and ethnic groups of the community, maximizing opportunity for individual choice.
- (j) Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.
- (k) Reduce or eliminate the adverse environmental and economic impacts of the Route 30 freeway, include the reduction of noise impacts, the loss of business potential on Foothill Boulevard, and other effects as they may occur.

## Section 2:

The City Council hereby finds and determines that:

- (a) Amendment Area No. 3 is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.) This finding is based upon the following conditions which predominate in Amendment Area No. 3:
  - (1) Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots, including substandard design, inadequate size given present standards and market conditions, disruption of development and existing uses caused by impending freeway right-of-way acquisition and construction, lack of parking, and other similar factors.
  - (2) Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of Amendment Area No. 3.
  - (3) The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
  - (4) Depreciated or stagnant property values or impaired investments.





- (5) Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, and excessive vacant lots.
- (6) A high crime rate that constitutes a serious threat to the public safety and welfare.

It is further found and determined that such conditions, as discussed in the Agency's Report to City Council and its appendices A through C, inclusive, constitute a serious physical and economic burden on the City of La Verne which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, or by the City's actions alone, requiring redevelopment in the interest of the health, safety and general welfare of the people of the City of La Verne and the State. This finding is based in part on the fact that regulatory processes in the exercise of police power and other governmental action available to the City of La Verne without redevelopment would be insufficient to cause any significant correction of the blighting conditions, and that the nature and costs of the public improvements are beyond the capacity of the City of La Verne and cannot be undertaken or borne by private enterprise acting alone or in concert with available governmental action.

- (b) Amendment Area No. 3 is a predominately urbanized area. As demonstrated in part by the Agency's Report to City Council, not less than eighty percent (80%) of the privately owned property in Amendment Area No 3 has been or is developed for urban uses.
- (c) The Redevelopment Plan, as amended, will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public health, safety and welfare. This finding is based in part upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.
- (d) The adoption and carrying out of the Redevelopment Plan, as amended, is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; the Agency's Report to City Council further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.





- (e) The Redevelopment Plan, as amended, conforms to the Comprehensive General Plan of the City of La Verne including, but not limited to, the Housing Element thereof. This finding is based in part on the finding of the Planning Commission of the City of La Verne that the Redevelopment Plan conforms to the Comprehensive General Plan for the City of La Verne.
- (f) The carrying out of the Redevelopment Plan, as amended, will promote the public peace, health, safety and welfare of the City of La Verne and will effectuate the purposes and policy of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit Amendment Area no. 3 and the community by correcting conditions of blight and by coordinating public and private actions to stimulate development, contribute toward needed public improvements and improve the economic, and physical conditions of Amendment Area No. 3 and the community.
- (g) The condemnation of real property to the extent provided for in the Redevelopment Plan is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law. This finding is based in part upon the need to assemble sites for development which will result in new economic activity in the Project Area and to prevent the recurrence of blight.
- (h) The Agency has a feasible method for the relocation of families and persons displaced from the Project Area. The City Council and the Agency recognize that the provisions of Sections 7260 to 7276 of the California Government Code would be applicable to any relocation that would occur due to the implementation by the Agency of the Redevelopment Plan. The City Council finds and determines that the provision of relocation assistance according to law constitutes a feasible method for relocation.
- (i) There shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who might be displaced from Amendment Area No. 3, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Health and Safety Code Sections 33334.5, 33413, and 33413.5. This finding is based upon the Relocation Assistance Guidelines, the Housing Element, and the fact that there are no dwelling units in Amendment





Area No. 3, and in those portions of the Project Area that are subject to acquisitions by eminent domain.

- (j) All areas of Amendment Area No. 3 are either blighted or necessary for effective redevelopment and are not included for the purpose of obtaining the allocation of taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for their inclusion. This finding, is based in part upon the fact that, following careful study, Amendment Area No. 3 was identified as an area within the City of La Verne suffering conditions of blight and physical, social, and economic deterioration.
- (k) Inclusion of any land, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the entire area of which they are a part, and any such area is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion. This finding is based in part upon the fact that the boundaries of Amendment Area No. 3 were specifically drawn to include those lands that were underutilized because of blighting influences, or affected by the existence of blighting influences, and land uses significantly contributing to the conditions of blight, whose inclusion is necessary to accomplish the objectives and benefits of the Redevelopment Plan.
- (l) The elimination of blight and the redevelopment of Amendment Area No. 3 would not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based in part upon the existence of blighting influences including, without limitation, the demonstrated lack of private sector interest in redeveloping Amendment Area No. 3 properties, structural deficiencies and other indications of blight more fully enumerated in the Agency's Report to City Council, and the infeasibility due to cost of requiring individuals (by means of assessments or otherwise) to eradicate or significantly alleviate existing deficiencies in Amendment Area No. 3 properties and facilities and the inability and inadequacy of other governmental programs and financing mechanisms to eliminate the blighting conditions.
- (m) The Redevelopment Plan, as amended, contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which the City Council deems necessary to effectuate the purposes of the Community Redevelopment Law.



- (n) The time limitations established for the Project Area are reasonably related to the projects proposed in the Redevelopment Plan and to the ability of the Agency to eliminate blight within the Project Area

Section 3:

The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area, if any, are displaced, and that pending the development of such permanent facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the City of La Verne at the time of their displacement.

Section 4:

There were no written objections filed on the Redevelopment Plan, and, therefore, no written responses to the objections are necessary.

Section 5:

That certain document entitled "Amended and Restated Redevelopment Plan for the Central City Redevelopment Project", the maps contained therein and such other reports as are incorporated therein by reference, a copy of which is on file in the Office of the City Clerk of the City of La Verne, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof. The Plan is hereby designated, approved and adopted as the official "Amended and Restated Redevelopment Plan for the Central City Redevelopment Project," superseding and replacing the provisions of the redevelopment plan as adopted by Ordinances No. 582 of July 16, 1979, No. 649 of July 12, 1982, and No. 788 of June 19, 1989.

Section 6:

In order to implement and facilitate the effectuation of the Redevelopment Plan as hereby approved, the City Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the City of La Verne having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment of the Project Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City of La Verne under the provisions of the Redevelopment Plan.





Section 7:

The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

Section 8:

The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within Amendment Area No. 3 and a statement that proceedings for the redevelopment of Amendment Area No. 3 have been instituted under the Community Redevelopment Law.

Section 9:

The City Clerk is hereby directed to transmit a copy of the description and statement to be recorded by the City Clerk pursuant to Section 8 of this Ordinance, a copy of this Ordinance and a map or plat indicating the boundaries of the Project Area, to the auditor and tax assessor of the County of Los Angeles, to the governing body of each of the taxing agencies which receives taxes from property in the Project Area and to the State Board of Equalization.

Section 10:

The Building Department of the City of La Verne is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 11:

This Ordinance shall be in full force and effect thirty (30) days from and after the date of final passage.

Section 12:

If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, or the Redevelopment Plan as it existed prior to adoption of this Ordinance, and the City Council hereby declares it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Section 13:

This Ordinance shall be introduced at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted. The full text of this





PASSED, APPROVED, AND ADOPTED by the La Verne City Council this  
5th day of July, 1994.

**ATTEST:**

**ORDINANCE NO. 857**



# Amended and Restated Redevelopment Plan for the Central City Redevelopment Project

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## **City Council**

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Jon Blickenstaff, *Mayor*  
Robert F. Rodriguez, *Mayor Pro Tem*  
Patrick J. Gatti, *Councilmember*  
Dan Harden, *Councilmember*  
Thomas R. Harvey, *Councilmember*

## **Redevelopment Agency**

---

Jon Blickenstaff, *Chair*  
Robert F. Rodriguez, *Boardmember*  
Dan Harden, *Boardmember*  
Thomas R. Harvey, *Boardmember*  
Stephen Jeffers, *Boardmember*

## **Planning Commission**

---

Joseph Farnan, *Chair*  
Ron Dilley, *Commissioner*  
Jan Rempt, *Commissioner*  
Peggy Redman, *Commissioner*  
Cal Stephens, *Commissioner*

## **Redevelopment Agency Staff**

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Martin R. Lomeli, *Executive Director*  
Steven A. Preston, *Deputy Executive Director*  
Peter Wallin, *General Counsel*  
Dominic C. Milano, *Agency Engineer*





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# I INTRODUCTION

## A. (§100) AUTHORITY

This Amended and Restated Redevelopment Plan (hereinafter "Plan") for the Central City Redevelopment Project was prepared by the La Verne Redevelopment Agency in accordance with the California Community Redevelopment Law, California Health and Safety Code Section 33000 et seq. (hereinafter "CRL"), and all applicable laws and ordinances. The Plan consists of this text, the Redevelopment Plan Maps for the Central City Redevelopment Project and their corresponding legal descriptions (Appendix A), the Redevelopment Plan Maps for the Central City Redevelopment Project, Amendment No. 1 and their corresponding legal descriptions (Appendix B), the list of Assessor's parcels from the 1988/89 Tax Roll for the Central City Redevelopment Project, Amendment No. 2 (Appendix C), and the Redevelopment Plan Maps for the Central City Redevelopment Project, Amendment No. 3 and their corresponding legal descriptions (Appendix D).

The basis for this Plan is the Redevelopment Plan for the Central City Redevelopment Project, adopted by City of La Verne Ordinance No. 582 of July 16, 1979, the Redevelopment Plan for the Central City Redevelopment Project, Amendment No. 1, adopted by City of La Verne Ordinance No. 649 of July 12, 1982, Amendment No. 2 to the Central City Redevelopment Plan, adopted by City of La Verne Ordinance No. 788 of June 19, 1989, and the Preliminary Plan for the Central City Redevelopment Project, Amendment No. 3 formulated and adopted by the Planning Commission on January 3, 1994, by Resolution No. 594.

## B. (§110) PURPOSE OF THE AMENDED REDEVELOPMENT PLAN

The purposes of the Amended Redevelopment Plan are to:

1. Combine the Redevelopment Plans for the Central City Redevelopment Project, Amendment No. 1, Amendment No. 2, and Amendment No. 3, as described above, into a single document that supersedes these plans, and the Restated Redevelopment Plan for the Central City Redevelopment Project adopted by the Redevelopment Agency on July 31, 1989 by Resolution No. CRA-86.
2. Simplify the text and provisions of the plans being combined into this document.





3. Update the list of public improvements in the Original Project Area, in Amendment Area No. 1, and to add public improvements in Amendment Area No. 3.
4. Incorporate by reference the La Verne *Comprehensive General Plan* and various applicable Specific Plan as governing documents.
5. Update the provisions of the Amended Redevelopment Plan so that they are in conformance with the Community Redevelopment Law Reform Act of 1993, "AB1290," (Chapter 942).
6. Extend the eminent domain period for parcels included in Amendment No. 2, as listed in Appendix C.
7. Add area to the Central City Redevelopment Project as shown and described in Appendix D.

### C. (§120) DEFINITIONS

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1. (§120.1) **Acquisition Parcels** shall mean those parcels of land that are listed in Appendix C, and were designated by Central City Redevelopment Project, Amendment No. 2 as being eligible for acquisition through eminent domain.
2. (§120.2) **Agency** means the La Verne Redevelopment Agency.
3. (§120.3) **Amendment Area No. 1** means the land shown in the Redevelopment Plan Maps for the Central City Redevelopment Project, Amendment No. 1, and the corresponding Legal Description (Appendix B). This is the amendment to the Original Project Area adopted by City Ordinance 649 on July 12, 1982.
4. (§120.4) **Amendment Area No. 3** means the land included within the boundaries of the Central City Redevelopment Project Area, Amendment No. 3, as depicted on the Map and Legal Description attached hereto as Appendix D.
5. (§120.5) **Amendment No. 2** means the amendment to the Original Project Area adopted by City Ordinance 788 on June 19, 1989.
6. (§120.6) **City** means the City of La Verne, California.
7. (§120.7) **City Council** means the City Council of the City of La Verne, California.
8. (§120.8) **County** means the County of Los Angeles, California.



9. (§120.9) **Legal Description** means a description of the land within the Project Area in accordance with map specifications approved by the California State Board of Equalization, and attached hereto as Appendices A, B and D.
10. (§120.10) **Original Project Area** means the land shown in the Redevelopment Plan Maps for the Central City Redevelopment Project and their corresponding Legal Description (Appendix A). This is the Project Area adopted by City Ordinance No. 582 on July 16, 1979.
11. (§120.11) **Person** means any individual or any public or private entity.
12. (§120.12) **Plan** means this document.
13. (§120.13) **Planning Commission** means the Planning Commission of the City of La Verne, California.
14. (§120.14) **Project Area** means the land included within the boundaries of the Original Project Area, Amendment Area No. 1, and the Amendment Area No. 3.
15. (§120.15) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
16. (§120.16) **Redevelopment Law** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et seq.), as amended to date.
17. (§120.17) **Redevelopment Plan Map** means the Redevelopment Plan Maps, attached hereto in Appendices A, B and D.
18. (§120.18) **State** means any state agency or instrumentality of the State of California.

#### **D. (§130) PROJECT AREA BOUNDARIES**

The boundaries of the Project Area are shown and described in Appendices A, B and D.





## **II. DEVELOPMENT IN THE PROJECT AREA**

### **A. (§200) PROJECT OBJECTIVES**

The Project Area includes a number of conditions that are specified in the California Health and Safety Code as characteristic of blight. The overriding objective of this Plan is to provide for the elimination or alleviation of blighting conditions by providing needed public improvements, and mitigating the effects of inadequate or obsolete design, irregularly shaped and inadequately sized lots, stagnant property values, and economic maladjustment in the Project Area. In eliminating these blighting conditions, this Plan will facilitate development as contemplated in the City of La Verne *Comprehensive General Plan*, the *Foothill Boulevard Specific Plan*, and other specific plans.

In pursuing these general objectives, the Agency expects to:

1. Eliminate blighting influences in the Project Area including deteriorating buildings, obsolete structures and other environmental, economic, and social deficiencies; improve the overall appearance of buildings, streets, parking areas, and other facilities, public and private.
2. Provide adequate streets, curbs, gutters, and street lights and permit improved pedestrian and/or vehicular circulation in the Project Area.
3. Strengthen retail and other commercial functions in the downtown area, and along Foothill Boulevard.
4. Strengthen the economic base of the Project Area and the community by installing needed site improvements in the industrial areas to stimulate new industrial expansion, employment, and economic growth.
5. Provide adequate land for parking and open spaces.
6. Enhance the role of the central area of the City by strengthening civic, community, and cultural functions.
7. Preserve artistically, architecturally, and historically worthwhile structures and sites.



8. Establish and implement performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire project.
9. Strengthen and upgrade existing residential uses.
10. Cause the undergrounding of unsightly overhead utility lines.

Additionally, the following goals shall apply to the Amendment Area No. 3:

1. Implement the land uses and concepts of the *Comprehensive General Plan*, the Foothill Boulevard Specific Plan, and the development codes as may be amended from time to time.
2. Provide adequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.
3. Assure that buildings are safe for persons and businesses to occupy.
4. Encourage cooperation and participation of residents, business persons, public agencies and community organizations in revitalizing the area.
5. Encourage private sector investment in development of the area.
6. Promote the economic well being of the area by encouraging diversification of its commercial base.
7. Promote development of local job opportunities.
8. Provide for relocation assistance and benefits to area businesses and residences which may be displaced, in accordance with the provisions of Redevelopment Law and the Government Code of the State of California.
9. Make provision for housing as is required to satisfy the needs and desires of various age, income, and ethnic groups of the community, maximizing opportunity for individual choice.
10. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.
11. Reduce or eliminate the adverse environmental and economic impacts of the Route 30 freeway, including the reduction of noise impacts, the





loss of business potential on Foothill Boulevard, and other effects as they may occur.

The following criteria will more specifically delineate the kind of effort this Plan will seek to support. Projects that will warrant support shall meet one or more of the following criteria. It is important to note that these criteria are presented in their order of priority, i.e., where one criteria may clash with another, the higher one takes precedence. The criteria for funding are:

1. **Maintaining dignity and sovereignty of existing property owners in the City.** All projects should respect the rights of those citizens who already live in the City and own their property. Projects which enhance attractiveness and value of individual-owned properties should be encouraged.
2. **Maintain character of the City.** Projects which enhance the sense of community and small town character of La Verne will be encouraged. La Verne is a town with a highly attractive identity of its own and a vital community feeling. Projects which contribute to this are important to the growth of the town.
3. **Enhance historic context of the Community.** La Verne has many historic houses, districts, and other cultural resource areas, and these should be preserved and appreciated. Wherever possible, the Agency's objective shall be to enhance cultural resources by implementing the cultural resources chapter of the *Comprehensive General Plan*.
4. **Enhance safety and health.** There are many public projects that are in need of support -- streets, alleys, lighting, sewers, and the like. Where funds can be used to initiate public services or projects that act to make the town safer or more healthy, these projects should be encouraged.
5. **Enhance attractiveness of City buildings and residences.** La Verne is essentially a residential community and the attractiveness of its buildings are crucial to its overall vitality and health. The strategies contained in this document go hand in hand with the community design chapter of the *Comprehensive General Plan* and the implementing specific plans.
6. **Provide more adequate housing.** Where housing is perceived by its owners as inadequate for healthy and productive living, alternative housing should be encouraged and supported. Within the capacities of the individual and the City, everyone should have the



right to healthy and secure housing. The Agency shall work in close cooperation with existing land owners.

7. **Enhance attractiveness of the commercial core to consumers.**

It is clear that all of the above will contribute to this criterion. A healthy, vital City makes for vital commercial activity. There may be projects, though, that go beyond the above and appear to be particularly productive to increasing the attractiveness of the commercial core and they should be supported by the Agency. These will probably be limited and are not the primary priority of the Plan but they are important to the City's vitality.

8. **Enhance opportunity for open space.** La Verne has a commitment to the provision of open space in the form of parks and recreational facilities. Projects which contribute to this should be worthy of Agency support.

**B. (§210) CONFORMANCE TO CITY'S COMPREHENSIVE GENERAL PLAN**

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be in conformance with the City of La Verne's *Comprehensive General Plan* as it now exists or may be hereafter amended. Except when inconsistent with this Plan, all requirements of the City's development codes shall apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans or programs for all or any portion of the Project Area which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Project Area. These controls shall be in addition to, and may not relax the requirements of the City of La Verne's development codes.

**C. (§220) CONFORMANCE TO VARIOUS SPECIFIC PLANS**

**1. (§221) CONFORMANCE TO THE FOOTHILL BOULEVARD SPECIFIC PLAN**

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the *Foothill Boulevard Specific Plan*, shall be in conformance with the *Foothill Boulevard Specific Plan* as it now exists or may be hereafter amended. Specific details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the *Foothill*





*Boulevard Specific Plan*, may deviate from the *Foothill Boulevard Specific Plan* to the extent provided for in the *La Verne Municipal Code*, Chapter 18.108.

The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific programs for all or any portion of the Project Area within the boundaries of the *Foothill Boulevard Specific Plan* that establish additional architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public property. These controls shall be in addition to, and may not relax the requirements of the *Foothill Boulevard Specific Plan*.

## **2. (§222) CONFORMANCE TO THE LORDSBURG SPECIFIC PLAN**

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the *Lordsburg Specific Plan*, shall be in conformance with the *Lordsburg Specific Plan* as it now exists or may be hereafter amended. Specific details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the *Lordsburg Specific Plan*, may deviate from the *Lordsburg Specific Plan* to the extent provided for in the *La Verne Municipal Code*, Chapter 18.108.

The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific programs for all or any portion of the Project Area within the boundaries of the *Lordsburg Specific Plan* that establish additional architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public property. These controls shall be in addition to, and may not relax the requirements of the *Lordsburg Specific Plan*.

## **3. (§223) CONFORMANCE TO THE INDUSTRIAL SPECIFIC PLAN**

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the *Industrial Specific Plan*, shall be in conformance with the *Industrial Specific Plan* as it now exists or may be hereafter amended. Specific details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the *Industrial Specific Plan*, may



deviate from the *Industrial Specific Plan* to the extent provided for in the *La Verne Municipal Code*, Chapter 18.108.

The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific programs for all or any portion of the Project Area within the boundaries of the *Industrial Specific Plan* that establish additional architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public property. These controls shall be in addition to, and may not relax the requirements of the *Industrial Specific Plan*.

#### **4. (§224) CONFORMANCE TO THE WALNUT SPECIFIC PLAN**

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the *Walnut Specific Plan*, shall be in conformance with the *Walnut Specific Plan* as it now exists or may be hereafter amended. Specific details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the *Walnut Specific Plan*, may deviate from the *Walnut Specific Plan* to the extent provided for in the *La Verne Municipal Code*, Chapter 18.108.

The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific programs for all or any portion of the Project Area within the boundaries of the *Walnut Specific Plan* that establish additional architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public property. These controls shall be in addition to, and may not relax the requirements of the *Walnut Specific Plan*.

#### **5. (§225) CONFORMANCE TO OTHER SPECIFIC PLANS**

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any other Specific Plan that may from time to time be adopted, shall be in conformance with the Specific Plan as it is written or as it may be amended. Specific details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of the Specific Plan, may deviate from the Specific Plan to the extent provided for in the *La Verne Municipal Code*, Chapter 18.108.



The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific programs for all or any portion of the Project Area within the boundaries of the Specific Plan that establish additional architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public property. These controls shall be in addition to, and may not relax the requirements of the Specific Plan.

#### **D. (§230) SPECIFIC DEVELOPMENT OBJECTIVES**

Development in the Project Area will be in conformance with this Plan, the City of La Verne *Comprehensive General Plan*, which includes Hillside Residential, Low Density Residential, Medium Density Residential, High Density Residential, Commercial/Business Park, Industrial, Community Facility/Freeway, and Open Space designations, and with the La Verne development codes. Development in the Project Area shall also be in conformance with the Foothill Boulevard Specific Plan, the Lordsburg Specific Plan, or the Industrial Specific Plan, as applicable.

The Agency's development objectives involve encouraging the implementation of development in accordance with the *Comprehensive General Plan* and the Specific Plans identified above. In doing so it is the Agency's intent to provide assistance in the following manner:

1. The construction of needed public improvements and facilities including, but not limited to those described in Section 344 herein.
2. Various forms of Agency financial assistance including but not limited to land write-downs, tax exempt financing and financial aid programs for new construction and/or rehabilitation.
3. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.

#### **E. (§240) LAND USES FOR THE PROJECT AREA**

In addition to illustrating the location of the Project Area boundaries, the Redevelopment Plan Maps (Appendices A, B and D) also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Project Area.





**F. (§250) PUBLIC USES FOR THE PROJECT AREA**

**1. (§251) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS**

The public rights-of-way, easements, and principal streets proposed or existing in the Project Area are shown on the attached Redevelopment Plan Maps (Appendices A, B and D).

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of the Project. Additional public streets, alleys, and easements may be created by the Agency and the City in the Project Area as needed for proper circulation.

The public rights-of-way shall be used for vehicular and pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

**2. (§252) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES**

In any portion of the Project Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the specific area involved, and shall conform with the *Comprehensive General Plan*.

**3. (§253) INTERIM USES**

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan. Provided, however, that approval of any such interim uses shall be subject to compliance with provisions of the *La Verne Municipal Code*.



## **G. (§260) GENERAL DEVELOPMENT REQUIREMENTS**

### **1. (§261) THE APPROXIMATE AMOUNT OF OPEN SPACE TO BE PROVIDED AND STREET LAYOUT**

Open space and street layout is shown in the Redevelopment Plan Maps included herewith in Appendices A, B and D and described in Section 272 of this Plan. Additional open space will be provided through application of City standards for building setbacks. An estimated 955 acres will be devoted to open space, landscaping, building setbacks, yards, and rights-of-way at Project completion.

### **2. (§262) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, AND PROPOSED USE OF BUILDINGS**

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the *La Verne Comprehensive General Plan*, the applicable Specific Plan, and any requirements that may be adopted pursuant to this Plan. Limitations on land use are indicated on the Redevelopment Plan Map in Appendices A, B and D.

### **3. (§263) THE APPROXIMATE NUMBER OF DWELLING UNITS**

In accordance with the *La Verne Comprehensive General Plan* and the applicable Specific Plans, an estimated 12,400 dwelling units will be permitted in the Project Area upon Project completion. These uses are limited as indicated on the Redevelopment Plan Map in Appendices A, B and D.

### **4. (§264) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES**

The locations of public uses are shown in the Redevelopment Plan Map in Appendices A, B and D. Also public uses are described in Section 270 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the City for such purposes.





**5. (§265) CONFORMANCE WITH THIS PLAN**

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan unless it is in conformance with the provisions of the applicable Specific Plan, of the *La Verne Municipal Code*, and of this Plan and all applicable provisions of State law. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

**6. (§266) NEW CONSTRUCTION**

All construction in the Project Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time, including, but not necessarily limited to, Fire, Building, Electrical, Mechanical, Grading, Plumbing, and development codes of the City of La Verne.

**7. (§267) REHABILITATION AND RETENTION OF PROPERTIES**

Any existing structure within the Project Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established from time to time by the Agency.

**8. (§268) SUBDIVISION OR CONSOLIDATION OF PARCELS**

No parcels in the Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the City.

**H. (§270) DEVELOPMENT PROCEDURES**

**1. (§271) REVIEW OF APPLICATIONS FOR BUILDING PERMITS**

Applications for building permits and the review thereof shall follow City procedures. The Agency may enact separate procedures for the



review of building permits if the Agency deems such review necessary or beneficial to the implementation of this Plan.

## **2. (§272) MINOR VARIATIONS**

The Agency is authorized to permit a minor variation from the limits, restrictions, and controls established by this Plan if the Agency determines that:

- a) There are particular circumstances or conditions applicable to a property or to the intended development of a property which justify a minor variation;
- b) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and,
- c) Permitting a minor variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

No variation shall be granted that changes a basic land use or that permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

## **3. (§273) EXISTING NONCONFORMING USES**

The Agency, with the approval of the Planning Commission, is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project Area. The owner of such property must be willing to enter into a participation agreement (see Section 313 of this Plan) and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

The Agency, with approval of the Planning Commission, may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan when it is determined by the Agency and the Planning Commission that such improvements and uses would be compatible in the interim with surrounding uses and development.



**4. (§274) INCOMPATIBLE USES**

No use or structure which, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, could be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.





### **III REDEVELOPMENT IMPLEMENTATION**

#### **A. (§300) GENERAL**

To attain the objectives of this Plan, the Agency is authorized to undertake the following implementation actions:

1. (§301) Providing for participation by owners and tenants of properties located in the Project Area by extending preferences to remain or relocate within the redevelopment area;
2. (§302) Acquisition of real property and management of property under the ownership and control of the Agency;
3. (§303) Relocation assistance to displaced Project occupants;
4. (§304) Demolition or removal of buildings and improvements;
5. (§305) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
6. (§306) Rehabilitation, development, or construction of low- and moderate-income housing within the City;
7. (§307) Disposition of property for uses in accordance with this Plan;
8. (§308) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
9. (§309) Rehabilitation of structures and improvements by present owners, their successors, or the Agency.

#### **B. (§310) PARTICIPATION BY OWNERS AND TENANTS**

##### **1. (§311) PARTICIPATION OPPORTUNITIES FOR OWNERS**

Persons who are owners of business and other types of real property in the Project Area shall be given an opportunity to participate in redevelopment. Such opportunity may consist of retaining all or a portion of their properties, acquiring adjacent or other properties in the Project Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Project Area or in such other manner as the Agency shall deem to be



appropriate. To the extent now or hereafter permitted by law, the Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the Project Area.

In the event anyone designated as a participant pursuant to this Plan fails or refuses to rehabilitate or develop his or her real property pursuant to this Plan and a participation agreement with the Agency, the real property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

Participation opportunities shall necessarily be subject to and limited by such factors as the land uses designated for the Project Area, the provision of public facilities, realignment of streets, experience in the development or operation of such undertakings as may be deemed appropriate by the Agency to best implement this Plan, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Project Area.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Project Area, the Agency has promulgated rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences included present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, conformity of participants' proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Opportunities to participate shall be provided first to owners and tenants in the Project Area without competition with persons and firms from outside the Project Area.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.





## **2. (§312) RE-ENTRY PREFERENCES FOR TENANTS**

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the Project Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop real property in the Project Area if they otherwise meet the requirements prescribed in this Plan.

## **3. (§313) PARTICIPATION AGREEMENTS**

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

## **4. (§314) CONFORMING OWNERS**

The Agency may in its sole and absolute discretion determine that certain real property within the Project Area presently meets the requirements of this Plan and the owner of such property conforms. This will continue to be the case as long as such owner continues to operate, use, and maintain the real property within the requirements of this Plan. However, a conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or, acquire additional property within the Project Area.

# **C. (§320) PROPERTY ACQUISITION AND MANAGEMENT**

## **1. (§321) ACQUISITION OF REAL PROPERTY**

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area, by any means authorized by law.



It is not intended by the Agency, nor is the Agency empowered under this Plan, to use eminent domain in order to execute this Plan except with respect to the acquisition of certain properties or portions thereof within the Project Area designated as the Acquisition Parcels.

Payment for property acquired by the Agency shall be as provided by law. Real property within the Project Area, may be acquired only by gift, devise, exchange purchase, or other lawful method, excluding eminent domain, except for the Acquisition Parcels. For the Acquisition Parcels, eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of the ordinance adopting this Plan. Such time limit only may be extended by further amendments to this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

- a. The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate that impediment to optimal land development;
- b. The buildings and/or structures are substandard as demonstrated by an inspection of the property by the Building Department of the City of La Verne;
- c. The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions;
- d. The buildings and/or structures must be removed to provide land for needed public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.
- e. The acquisition of the property is allowed by Redevelopment Law and will promote the implementation of the Plan.

Properties that may not be acquired by eminent domain include the following:

- a. Properties other than Acquisition Parcels



- b. Property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire property devoted to public use;
- c. Real property to be retained by an owner, either as a conforming owner or pursuant to a participation agreement, if the owner fully performs under the agreement; or,
- d. Real property on which an existing building is to be continued on its present site and in its present form and use may not be acquired by eminent domain without the consent of the owner unless: (i) the building requires structural alterations, improvements, modernization or rehabilitation; (ii) the site or lot on which the building is situated requires modification in size, shape or use; or (iii) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan, and the owner fails or refuses to participate in this project by executing an Owner Participation Agreement.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

## **2. (§322) ACQUISITION OF PERSONAL PROPERTY**

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

## **3. (§323) PROPERTY MANAGEMENT**

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards, any of the real or personal property which it owns.

The Agency is not authorized to own and operate rental property acquired and rehabilitated in prospects of resale, beyond a reasonable period of time necessary to effect such resale.





In accordance with CRL Section 33401, the Agency may, in any year during which it owns property in a redevelopment project pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the city, county, city and county, district, including, but not limited to, a school district, or other public corporation would have received if the property had not been tax exempt.

Relative to the Original Project Area and Amendment Area No. 1 and to the extent permitted by the CRL, the Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project. The provisions of this paragraph shall not apply to Amendment Area No. 3.

#### **D. (§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES**

The following provisions relative to the relocation of persons, families and businesses are required by the CRL, and in no way imply a plan, proposal or desire by the Agency to displace or remove any housing whatsoever.

##### **1. (§331) RELOCATION ASSISTANCE**

Relocation advisory assistance will be furnished by the Agency to any person (either owners or renters) or business concern who is displaced by the Agency in connection with the implementation of the Plan. No person of low- or moderate-income will be required by the Agency to move from his or her dwelling unit until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

##### **2. (§332) RELOCATION METHOD**

The Agency shall prepare a feasible method for relocation of all of the following:



- a. Families and persons to be temporarily or permanently displaced from housing facilities in the Project Area.
- b. Nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Project Area.

The City Council shall insure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low-and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

### **3. (§333) RELOCATION PAYMENTS**

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

### **4. (§334) TEMPORARY RELOCATION HOUSING**

The Agency is authorized to provide temporary relocation housing on cleared sites within the Project Area, subject to approval by the City of La Verne. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Project Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Project Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.





**E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION, PROJECT IMPROVEMENTS AND PUBLIC IMPROVEMENTS**

The following provisions relative to demolition, clearance and site preparation are required by the CRL, and in no way imply a plan, proposal or desire by the Agency to displace or remove any housing whatsoever.

**1. (§341) DEMOLITION AND CLEARANCE**

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

**2. (§342) BUILDING SITE PREPARATION**

The Agency is authorized to prepare, or cause to be prepared as building sites, any real property in the Project Area.

**3. (§343) PROJECT IMPROVEMENTS**

Pursuant to CRL Section 33421, the Agency is authorized to install and construct, or to cause to be installed and constructed, Project improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

**4. (§344) PUBLIC IMPROVEMENTS**

The Agency may, with the consent and cooperation of the City Council, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, including school facilities, either outside or inside the Project Area, if each of the City Council and the Agency determines that:

- a) Such buildings, facilities, structures or other improvements are of benefit to the Project Area or to the immediate neighborhood in which the Project is located.



- b) No other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

The Agency is specifically authorized to provide or participate in providing the improvements described in Section 365, as well as, the public improvements or facilities listed below.

## **DRAINAGE**

- Construct curb, gutter, drainage structures, channel connection, and street pavement on Williams Avenue, north of Foothill Boulevard.
- On "F", from 8th to Bonita, construct curb, gutter and cross gutters.
- On "F", Bonita to First, construct curb, gutter, cross cutters and associated structures.
- At various locations, reconstruct curb returns, asphalt paving and associated structures necessary to provide adequate drainage.
- On Sedalia Avenue, construct storm drain improvement.
- Along Live Oak Wash, "B" Street, Sixth Street to Walnut Avenue, replace existing steel rail with similar rail or with curb gutter, retaining wall and landscaping.

## **WASTEWATER**

- Extend the Los Angeles County's Trunk Sewer in Foothill Boulevard from Canyon View easterly to Baseline, then east on Baseline to Wheeler. This new 10 inch main will reduce flows in existing Wheeler Avenue and Foothill sewage lines.
- Replace 2,330 feet of eight inch pipe with 12 inch pipe in "D" Street between Foothill and Eleventh. This line carries flows from east and west Foothill and areas north.
- Increase capacity of existing eight inch line in White Avenue and Foothill to Williams to that of 10 inch line (parallel construction or replacement).

## **STREETS**

- Construct various deceleration lanes at future development sites..



- Make various improvements to Fruit Street required with the completion of the Route 30 Freeway.
- Construct eastbound deceleration lane, Foothill at Damien.
- Close drive approaches, southeast Foothill at Damien.
- Close drive approach, Colby Center.
- Signalize Foothill at Moreno.
- Close drive approaches, construct joint approach and relocate street light, Foothill at Moreno.
- Widen drive approach, Foothill at Wheeler.
- Close approach, Foothill at Wheeler.
- Close easterly approach, Vons Center.
- Close drive approach, construct eastbound deceleration lane, relocate street lights, Foothill at Wheeler.
- Close approach, construct eastbound deceleration lane, Foothill at K-Mart.
- Construct median, Foothill at "B".
- Delete approaches, provide deceleration lane, Foothill at La Verne Plaza.
- Construct joint accesses, Foothill at Kimura site.
- Close approach, Foothill at McDonald's site.
- Extend eastbound left turn pocket, Foothill at White.
- Close approach, Foothill at Fruit.
- Extend westbound left turn pocket, Foothill at White.
- Signalize Foothill at Bradford.
- Provide joint access between Person Ford and Phoenix Restaurant.
- Reconstruct existing drive approach at Foothill at La Paloma site.
- Improve City entry at Foothill at Baseline.
- Improve Foothill median from Baseline to Damien.
- Construct Foothill median and parkway improvements from Damien to Wheeler.
- Install Foothill landscape improvements from Wheeler and Foothill.
- Install Foothill median and parkway improvement from Wheeler to "B".
- Install Foothill median, parkway and intersection improvements, from "B" to Fruit.
- Construct Foothill median and parkway improvements from Fruit to Williams.





## PARKS AND RECREATION

- Provide Wheeler Avenue Park lighting and parking lot.
- Develop Sports Park Project (three locations).
- Construct park entrance signs at various locations.
- Construct Community Center improvements.
- Construct Veteran's Hall improvements.
- Construct Mainiero Square improvements.

## MISCELLANEOUS

- Install entry monument signs at the following locations:
  - Bonita at westerly boundary
  - Bonita at easterly boundary
  - Arrow at westerly boundary
  - Fairplex at southerly boundary
  - Foothill near easterly boundary
  - Foothill at baseline
  - Puddingstone at westerly boundary
- Enhance sound walls, plant buffer landscaping, provide public art, and construct pedestrian amenities with the extension of the 30 Freeway.
- Underground utility lines.

The following improvements are from the Original Project Area and are also listed in the Lordsburg Specific Plan and the Industrial Specific Plan.

Construct the following roadway improvements:

- Between Bonita and 3rd, from White to "E", three alley segments
- Between 3rd and 2nd, from "F" to "D", four alley segments
- Between Bonita and 3rd, from Park to Wheeler, two alley segments
- Between 5th and Bonita, from "C" to "E", two alley segments
- Between 5th and Bonita, from "E" to White, three alley segments
- Between 6th and 5th, from "C" to White, five alley segments
- Between 7th and 6th, from "C" to White, two alley segments
- Between 3rd and 2nd, from "D" to "E", three alley segments
- Between 5th and Bonita, from White to "I", one alley segment
- Between Kendall and Grove east of White, two alley segments
- 8th, Bolling to White, construct curb, gutter, street section, and associated structures



- Puddingstone, Brackett Tower to Puddingstone Wash, construct curb, gutter, street section, and associated structures
- Sierra Way, various segments, construct curb, gutter, street section, and associated structures
- “B”, Peyton to Kendrick, construct curb, gutter, street section, and associated structures
- Foothill, Towne Center to east City Limits, construct curb, gutter, street section, and associated structures
- Palomares, various segments, Blossom Lane to Wheeler, construct curb, gutter, street section, and associated structures
- Rail crossing, Palomares at Wheeler
- Arrow Highway/”D” Street Signalization
- Construction of Wheeler from 1st Street southerly to Puddingstone, including associated utilities and storm drain improvements
- Construction of parking lots and related pedestrian amenities on Oldtown La Verne

## **BRIDGE WIDENING**

Emerald, 1,000 ft north of Foothill  
Bonita at Live Oak Wash  
Palomares at Puddingstone Wash  
Puddingstone at Live Oak Wash  
Puddingstone at Marshall Creek Wash  
Sixth at Live Oak Wash, Pedestrian Bridge

## **RAIL CROSSING**

Six locations along AT&SF corridor

## **STREETSCAPE IMPROVEMENTS**

Ornamental and utilitarian lighting, landscaping, pedestrian and transit amenities, and street furniture at the following locations:

Bonita between “A” and “E”  
Third between “C” and “E”  
“D” between Fifth and Arrow  
“E” between Bonita and Arrow

## **OTHER IMPROVEMENTS**

The Agency will be authorized to finance the construction of additional improvements based on the requirements of any future





project environmental impact reports, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP). Future improvements in connection with the development of Metrolink or other commuter rail lines, including stations, platforms, and crossings will also be authorized.

Further, the Agency is required by State law to set aside 20% of its tax increment revenue for the purposes of providing low- and moderate-income housing. The Agency is authorized to use these funds to increase, improve or preserve the City's supply of low- and moderate-income housing.

Changes in circumstances or designs may alter the location of the facilities described above in this Section 344, or may require other related facilities. Such related facilities shall be deemed authorized by this section.

## **5. (§345) TEMPORARY PUBLIC IMPROVEMENTS**

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

## **F. (§350) REHABILITATION AND CONSERVATION OF STRUCTURES**

### **1. (§351) REHABILITATION OF STRUCTURES**

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

The Agency and the City may conduct a rehabilitation program to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City codes and standards. The Agency and the City may develop a program for making low interest loans for the rehabilitation of properties in the Project Area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are



carried out in an expeditious manner and in conformance with this Plan.

## **2. (§352) MOVING OF STRUCTURES**

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building, which can be rehabilitated, to a location within or outside the Project Area.

## **3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE AND OTHER CULTURAL, HISTORIC OR SCENIC RESOURCES**

To the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State guidelines. The Agency shall make every feasible effort to conserve any structure determined to be historically significant.

The provisions of this section shall include, but are not limited to:

- Historically or architecturally significant structures.
- Historic or architecturally significant landscapes or engineered improvements.
- Archeological and paleontological resources.
- Heritage trees as defined by the *La Verne Municipal Code*.

To the fullest extent permitted by law, the Agency is hereby authorized to use the same methods available to the City to secure such protection, including, but not limited to:

- Case-by-case review of building demolitions and placing limits thereon.
- Mills Act contracts.
- Tax Act incentives.
- Mitigation programs required as California Environmental Quality Act mitigation measures.
- Contributions toward archival archival management and/or oral history programs.
- Surveys, inventories, and on-site monitoring.
- Other incentives and programs as may from time to time be required by the Agency.



## **G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT**

### **1. (§361) GENERAL REQUIREMENTS**

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

In the manner required and to the extent permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the City Council after public hearing. The Agency shall lease or sell all real property acquired by it in the Project Area, except property conveyed by it to the community.

Where required by the CRL, all real property acquired by the Agency in the Project Area shall be sold or leased for development at prices which shall not be less than fair value for the highest and best uses permitted under this Plan, or the fair reuse value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by CRL Section 33443.

Purchasers or lessees of Agency-owned property in the Project Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding. Real property may be conveyed by the Agency to the City or any other public body without charge.

### **2. (§362) DISPOSITION AND DEVELOPMENT DOCUMENTS**

- a. To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or





portions thereof shall be recorded in the Office of the Recorder of the County.

- b. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.
- c. All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following provisions and nondiscrimination clauses.

Restricting the rental, sale or lease of property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project is prohibited. Redevelopment agencies, in accordance with CRL Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.

In accordance with CRL Section 33436, leases and contracts which the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any real property in the Project Area shall include the following provisions:

1. In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."
2. In leases, the following language shall appear: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:



That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

3. In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within any Survey Area or Project Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

### **3. (§363) DESIGN FOR DEVELOPMENT**

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish restrictions on heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Such controls may not relax the requirements of the La Verne development codes, or any applicable specific plan.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of property which is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency will not approve any plans that do not comply with this Plan.





#### **4. (§364) DEVELOPMENT BY PARTICIPANTS**

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall, as appropriate in accordance with those rules, offer real property in the Project Area for purchase and development by owner participants and tenant participants who have appropriately expressed an interest in participating not later than the time that real property is made available for purchase and development by persons who are not owners or tenants in the Project Area.

#### **5. (§365) DEVELOPMENT BY AGENCY**

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Project Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Project Area and that no other reasonable means of financing such construction is available to the community. During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

The Agency may pay for, install, or construct the following facilities, and may acquire or pay for the land required, including, but not limited to:

- Community facilities (but not including city halls)
- Gutters
- Landscaping
- Open Space
- Parks and playgrounds
- Public buildings (but not including city halls)
- School facilities (but not including privately owned schools)
- Sidewalks
- Site improvements for new development, including foundations and parking structures
- Sound barriers or other physical improvements along a freeway right-of-way within the Project Area boundaries.
- Storm drains and flood control facilities
- Street furniture
- Street lighting
- Street rights-of-way



- Streets
- Transportation improvements required to meet an adopted congestion management deficiency plan, transportation improvement plan, or air quality management plan.
- Utilities

The Agency shall require that development plans be submitted to it for approval and review. All development must conform to this Plan and all federal, state, and local laws, as amended from time to time, and must receive the approval of appropriate public agencies.

## **6. (§366) INDUSTRIAL AND MANUFACTURING PROPERTY**

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Project Area that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency will find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

## **7. (§367) PERSONAL PROPERTY DISPOSITION**

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.



**IV.  
LOW- AND  
MODERATE-  
INCOME  
HOUSING**

**A. (§400) 20% TAX INCREMENT FUNDS REQUIREMENT**

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of low- or moderate-income.

**B. (§410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT**

In carrying out the activities contemplated in this Plan, it may become necessary, from time to time, for the Agency to enter into various agreements, such as an agreement for acquisition of real property, an agreement for the disposition and development of property, or an owner participation agreement, which would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market. Not less than thirty (30) days prior to the execution of such an agreement, the Agency shall adopt, by a resolution and to the extent provided by the CRL, a Replacement Housing Plan, which shall include the general location of the replacement housing, an adequate means of financing the replacement housing, a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or that such approval has been obtained, the number of dwelling units housing persons or families of low or moderate income planned for construction or rehabilitation, and a timetable for meeting the Plan's relocation, rehabilitation, replacement housing objectives, or as the CRL may otherwise provide. A dwelling unit whose replacement is required by CRL Section 33413, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low- and moderate-income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed Plan for review and comments by the Project Area Committee (if any), other public agencies, and the general public.

To the extent required by CRL Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been





provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very low income households, lower income households, and persons and families of low- and moderate-income as the persons displaced from those destroyed or removed units.

**C. (§420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING**

The Agency may, to the extent permitted by law and land use designations, inside or outside the Project Area, acquire land, sell or lease land, donate land, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.

**D. (§430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE PROJECT AREA**

To the extent required by CRL Section 33413, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed within the Project Area by the Agency shall be for persons and families of low- and moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low income households.

At least fifteen percent (15%) of all new and substantially rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low- and moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low income households. To satisfy this provision, in whole or in part, the Agency may cause by regulation or agreement, to be available, at affordable housing costs, to persons and families of low or moderate income or to very low income households, as applicable, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area. Also, in order to satisfy this provision, the Agency may aggregate new or substantially rehabilitated dwelling in one or more redevelopment



project areas, or may purchase long-term affordability covenants in existing housing whether or not in the Project Area.

The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project Area and not to each individual case of rehabilitation, development, price restriction, or construction of dwelling units. The Agency may purchase long-term affordability covenants for units to the greatest extent allowed by law.

The Agency shall require, by contract or other appropriate means, that whenever any low- and moderate-income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low- and moderate-income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

#### **E. (§440) LAST RESORT HOUSING**

If sufficient suitable housing units are not available in the City for use by persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside of the Project Area





**V.  
PROJECT  
FINANCING**

**A. (§500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD**

Upon adoption of this Plan by the City Council, the Agency, if it deems appropriate, is authorized to finance this Project with assistance from the City of La Verne, Los Angeles County, State of California, United States Government, any other public agency, property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The City may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between the City of La Verne and the La Verne Redevelopment Agency.

**B. (§510) TAX INCREMENTS**

Except for County of Los Angeles Assessor's Parcel 8666-014-047 as shown on the County of Los Angeles Assessor's maps in effect as of the date of adoption of the ordinance adopting this Plan, pursuant to CRL Section 33670, for a period not to exceed ten (10) years longer than the duration of the Plan's effectiveness (see Section 610) for the Original Project Area and Amendment Area No. 1, or such longer time as is provided by CRL Section 33333.6 (g) and (h), and in Amendment Area No. 3 for 45 years from the date of adoption of the ordinance adopting this Plan, all taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Los Angeles, City of La Verne, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the Ordinance approving this Plan, or any amendment thereto, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the



- respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and,
2. Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project Area. Unless and until the total assessed value of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, (as to the Original Project Area the FY1978/79 roll, as to Amendment Area No. 1 the FY1981/82 roll, and as to the Amendment Area No. 3 the FY1993/94 roll) all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and,
  3. That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.
  4. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, or to the extent such levy is imposed as to the Original Project Area and Amendment Area No. 1, which levy occurs after the ordinances adopting the Original Project Area or Amendment Area No. 1 became effective, shall be allocated to such



affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in a Project Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, and public improvements which will be of benefit to the Project Area.

#### **C. (§520) ISSUANCE OF BONDS AND NOTES**

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

#### **D. (§530) LOANS AND GRANTS**

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advance funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

#### **E. (§540) FINANCING LIMITATIONS**

Consistent with CRL Sections 33333.6 and 33334.1, the following financing limitations are imposed on this Plan:





To the extent required by CRL Section 33333.6, taxes, as defined in CRL Section 33670, shall not be divided and shall not be allocated to the Agency in excess of One Hundred and Forty Three Million Dollars (\$143,000,000) from the Original Project Area, including Amendment Area No. 1, except by amendment of this Plan. The financial limits for the Original Project Area, and Amendment Area No. 1 shall not be regarded as a financial limit for Amendment Area No. 3, nor shall the tax increment received from Amendment Area No. 3 count towards the financial limits for the Original Project Area, and Amendment Area No. 1. Pursuant to CRL Section 33333.2, there shall be no limit on tax increment allocations pursuant to CRL Section 33670.

From time to time as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increment shall not exceed Forty-Nine Million, Seven Hundred Thousand Dollars (\$49,700,000) at any one time, except by further amendment of the Plan.

No loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the aforementioned Section 33670 shall be established or incurred by the Agency beyond July 12, 1997, for the Original Project Area, July 12, 1997, for Amendment Area No. 1, and twenty (20) years from the adoption date of the City Ordinance approving Amendment No. 3 for Amendment Area No. 3. These time limits shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

#### **F. (§550) LOW- AND MODERATE-INCOME HOUSING FUND**

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 510 of this Plan shall be held in a separate low-and moderate-income housing fund and used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of low- or moderate-income, as defined in Health and Safety Code Section 50093, and very low-income households, as defined in Section 50105.

#### **G. (§560) FINANCIAL BURDEN ON TAXING AGENCIES**

The Agency may pay to any taxing agency with territory located within the Project Area, other than the City, any amounts of money which the Agency determines is appropriate to alleviate any financial burden or detriment caused to any taxing agency by the Project, if an agreement to



pay to such taxing agency amounts of money to alleviate such burdens was first entered into prior to January 1, 1994.



## **VI ADMINISTRATION**

### **A. (§600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

All provisions in Redevelopment Law as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

### **B. (§610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS**

Pursuant to CRL Section 33333.6, the effectiveness of this Plan shall terminate 40 years from the date of adoption of City Ordinance No. 582 for the Original Project Area, and the date of adoption of City Ordinance No. 649 for Amendment Area No. 1. Pursuant to CRL Section 33333.2, the effectiveness of this Plan in Amendment Area No. 3 shall terminate at a date which shall not exceed 30 years from the date of adoption of this Plan. After the time limit on the effectiveness of this Plan, the Agency shall have no authority to act pursuant to this Plan, except to pay previously incurred indebtedness, to enforce existing covenants or contracts, including nondiscrimination and nonsegregation provisions, which shall run in perpetuity, and to complete its housing in accordance with CRL Sections 33333.2 and 33333.6.

### **C. (§620) PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general and tentative, and formal amendment of the Plan is not required for a subsequent administrative interpretation and filling-in of details.





#### **D. (§630) AGENCY/CITY COOPERATION**

Subject to any limitation in law, the City will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight or those conditions which caused the blight in the Project Area. Actions by the City may include, but are not necessarily limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
3. Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administration/enforcement of this Plan by the City after development.
5. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
6. The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.



## **E. (§640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.









**APPENDIX A  
ORIGINAL  
PROJECT AREA**



PROJECT BOUNDARY MAP FOR THE CENTRAL CITY REDEVELOPMENT PROJECT  
CITY OF LA VERNE, CALIFORNIA  
(Original Project Area)

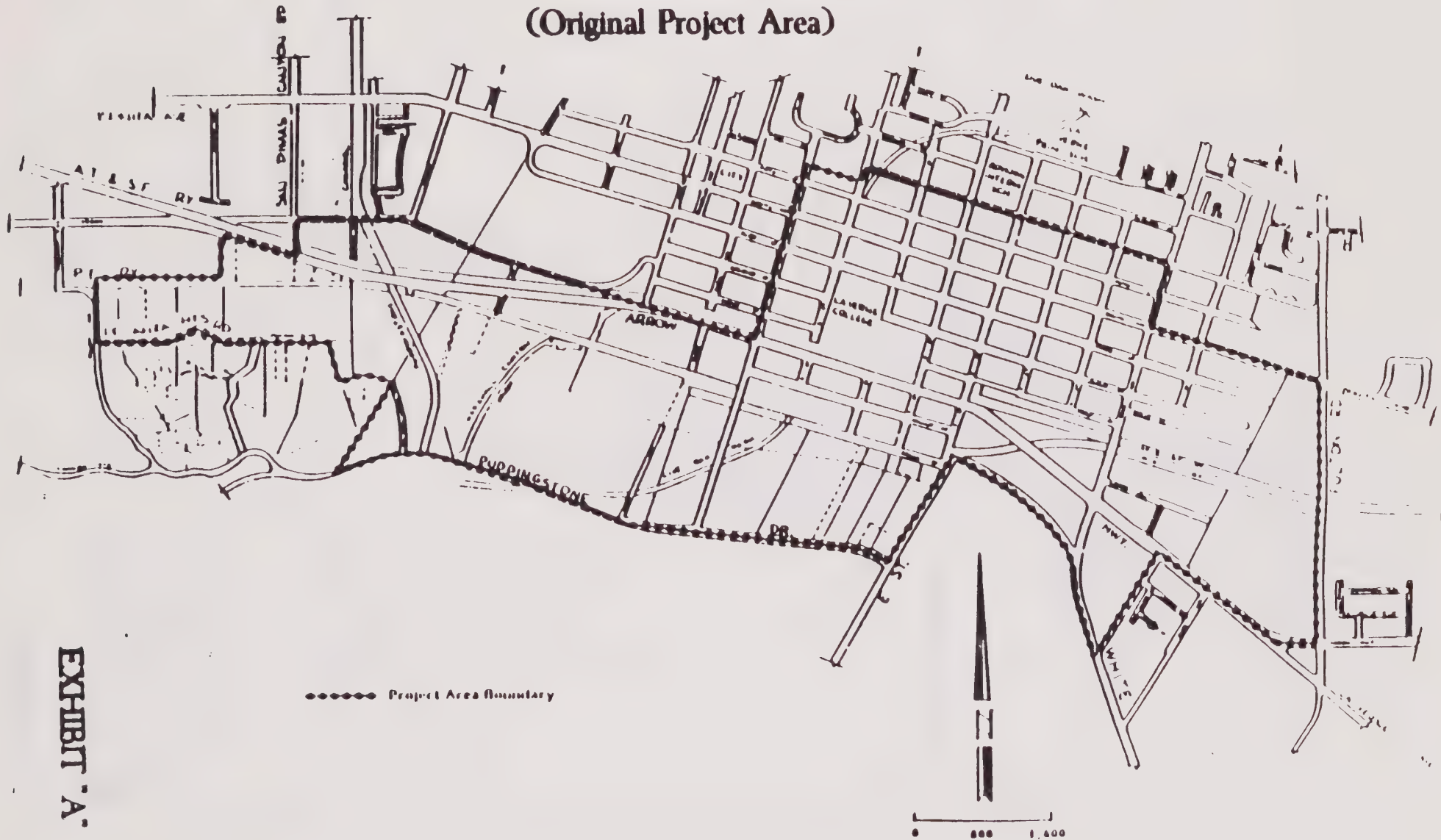


EXHIBIT "A"



# REDEVELOPMENT PLAN FOR THE CENTRAL CITY REDEVELOPMENT PROJECT CITY OF LA VERNE, CALIFORNIA (Original Project Area)

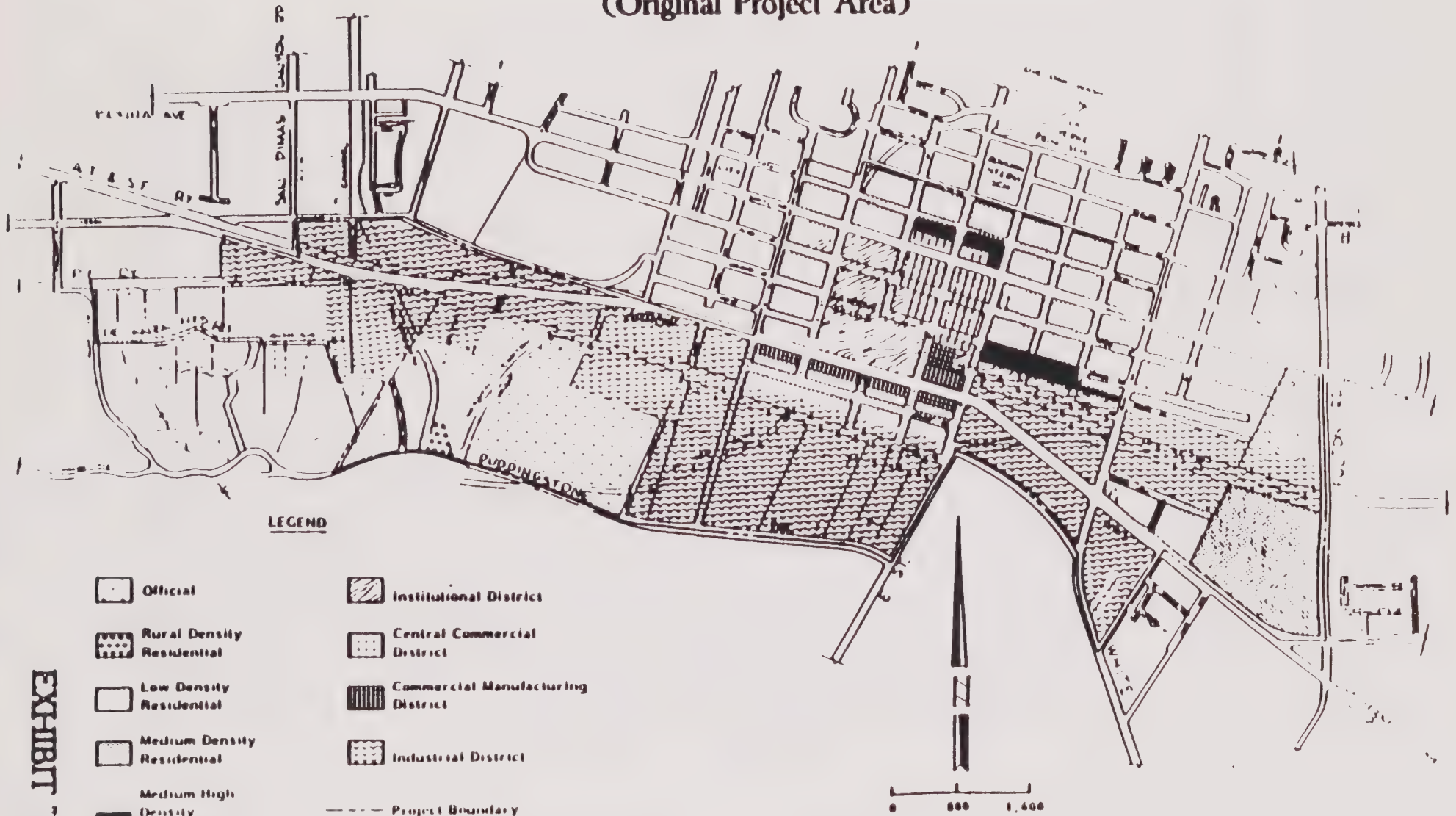


EXHIBIT "B"





## II. DESCRIPTION OF PROJECT AREA

The boundaries of the project area (the "Project Area") are shown on Exhibit "A" attached hereto and made a part hereof, and are described as follows:

Beginning at the intersection of the East Boundary line of the City of La Verne, as said boundary exists on August 9, 1977, with the centerline of Bonita Avenue, (formerly Fourth Street) as shown on County Surveyor's Map No. B-147, Sheet 6 as filed in the office of the County Engineer of Los Angeles County; thence Northwesterly along said centerline of Bonita Avenue to the intersection with the centerline of White Avenue (formerly "H" Street) as shown on County Surveyor's Map No. B-2786, Sheet 1 as filed in said office of the County Engineer; thence Northeasterly along said centerline of White Avenue to the intersection with the centerline of Sixth Street as shown on said Map No. B-2786, Sheet 1; thence Northwesterly along said centerline of Sixth Street to the intersection with the centerline of "B" Street, 80 feet wide, as said street is shown on the Eoline Tract as per map recorded in Book 21, page 172 of Maps in the office of the County Recorder of said County; thence Southwesterly along said centerline of "B" Street, 180 feet more or less, to the intersection with the centerline of that 20-foot wide Alley in Block 12 of said Eoline Tract; thence Northwesterly along said centerline of that Alley to the intersection with the centerline of "A" Street, 80 feet wide, as said street is shown on the Eoline Tract; thence Southwesterly along said centerline of "A" Street to the intersection with the centerline of Arrow Highway, 60 feet wide, as shown on the County Surveyor's Map No. B-1418, Sheet 5 as filed in said office of the County Engineer; thence Northwesterly along said centerline and along the centerline of Palomares Avenue through its various courses and distances, to an angle point in said boundary line of the City of La Verne; thence Westerly, Southerly, and Easterly along said boundary line, through its various courses and distances to an angle point in said boundary, said angle point also being a point in the Southerly line of Lot 1 of the Latoskey Ranch as per map recorded in Book 38, page 94 of Maps in said office of the County Recorder; thence continuing Easterly along said last



mentioned Southerly line to the Northwest corner of Lot 4 of said Latoskey Ranch; thence Southeasterly along the Westerly line of said Lot 4 to the Northerly line of Lot 3 of said Latoskey Ranch; thence Easterly along said last mentioned Northerly line to the Northeast corner of said Lot 3, said Northeast corner also being a point in the Southeasterly line of the Rancho Addition to San Jose and a portion of Rancho San Jose as per map recorded in Book 22, page 21 of Miscellaneous Records in said office of the County Recorder; thence Southwesterly along said last mentioned Southeasterly line to a point on the said boundary line; thence Easterly along said boundary line through all the various courses and distances to the centerline of Puddingstone Drive, 40 feet wide, as said street is shown on County Surveyor's Map No. B-1570, Sheet 1 as filed in said office of the County Engineer; thence Easterly along said centerline of Puddingstone Drive and along the centerline of Puddingstone Drive, 100 feet wide, as described in Parcel 17 of the Decree of Condemnation recorded October 22, 1975, as Document No. 4269 in Book D-6842, page 968 of said Official Records, to the intersection with said boundary; thence Northeasterly, Easterly, and Northerly along said boundary through all the various courses and distances to the Point of Beginning.





AMMENDMENT No.1



EXHIBIT "A-1"





**APPENDIX B  
AMENDMENT  
AREA NO. 1**



AMENDMENT NO. 1  
TO THE  
REDEVELOPMENT PLAN FOR THE  
CENTRAL CITY REDEVELOPMENT PROJECT

The Redevelopment Plan for the Central City Redevelopment Project as adopted by the City Council of the City of La Verne, California, pursuant to Ordinance No. 582, dated July 16, 1979, is hereby amended pursuant to this Amendment No. 1 as follows:

(1) Section I, first paragraph, first sentence, is amended by inserting after "(Exhibit "A")," the phrase "the territory added by Amendment No. 1 (Exhibit "A-1")".

(2) Section II is amended by the addition of the hereinafter set forth legal description describing the territory to be added by Amendment No. 1 and by amending the first sentence of the text to read as follows:

(a) "The boundaries of the original redevelopment project areas are shown on Exhibit "A" attached hereto and made a part hereof and the boundaries of the territory added by Amendment No. 1 to this Plan are shown on Exhibit "A-1" attached hereto and made a part hereof (both the original redevelopment project area and the amended redevelopment project area are herein collectively referred to as the "Project Area"), and are described as follows:

(b) (Insert Legal Description)"

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(3) Section III D.1., second paragraph, second sentence, is amended to read as follows:

"Real property within the Project Area, including the territory added by Amendment No. 1 to this Plan, may be acquired only by gift, devise, exchange, purchase or any other lawful method, excluding eminent domain."

(4) Section III H.2. is amended to read as follows:

"The Agency is authorized to install and construct, or cause to be installed and constructed, pursuant to Health and Safety Code Section 33445, the buildings, facilities, structures and other improvements which are publicly owned either within or without the Project Area, upon the appropriate findings and determinations having been made by the City Council, as follows:

- 1) a public library facility within the City of La Verne to be located east of City Hall and to be built on County of Los Angeles owned property together with appurtenances and appurtenant work pertaining to the foregoing;
- 2) to construct a Community Building adjacent to the library facility referred to in (1) above together with appurtenances and appurtenant work pertaining to the foregoing;
- 3) public improvements including all appurtenances and appurtenant work pertaining or related thereto and all necessary or required work and attendant facilities and structures with respect to extensions, reconstructions, realignments and improvements to streets, street lighting, all drainage facilities and appurtenant work pertaining thereto, in the following areas: D Street from Bonita Avenue to Eighth Street; D Street from Peyton Road to Foothill Boulevard; B Street from Peyton Road to Kendrick Street; Eighth Street from Bolling Avenue to White Avenue; Foothill Boulevard from White Avenue to eastern City Limit; San Dimas Canyon Road from Puddingstone Drive to Arrow Highway; Puddingstone Drive from Park Avenue to San Dimas Canyon Road; Bonita Avenue from Damien Avenue to Puddingstone Drive; Palomares Street, south side from Damien Avenue to Wheeler Avenue; Third Street from Wheeler Avenue to A Street; medians on Arrow Highway; street extension of A Street from Arrow Highway to Puddingstone Drive and E





Street from Puddingstone Drive to railroad crossing; White Avenue realignment south of Foothill; pedestrian signals at the intersection of Park Avenue and Bonita Avenue; traffic signals at the intersection of Damien Avenue and Bonita Avenue; San Dimas Canyon Road railroad crossing; A Street extension railroad crossing; E Street railroad crossing; Foothill Boulevard sidewalk, drainage and street lighting, west of Wheeler. Reconstruction and improvements to public alleys including all appurtenances and appurtenant work pertaining or related thereto in the following areas: Seventh Street Alley from B Street to C Street; Seventh Street Alley from C Street to D Street; Second Street Alley from Park Avenue to A Street; Third Street Alley from Park Avenue to A Street; Fifth Street Alley from Glenfield Avenue to Wheeler Avenue; Second Street Alley from A Street to B Street; Third Street Alley from A Street to B Street; Third Street Alley from D Street to E Street; Third Street Alley from White Avenue to I Street; Bonita Avenue Alley from White Avenue to I Street. Reconstruction improvements and repairs to sidewalks, curbs and gutters including all appurtenances and appurtenant work pertaining or related thereto in the following areas: Bonita Avenue from White Avenue to Moss Circle; Fifth Street from White Avenue to Moss Circle; Sixth Street from G Street to I Street; Seventh Street from E Street to White Avenue; Fifth Street from Park Avenue to A Street; Third Street from Ester Avenue to Wheeler Avenue; Wheeler Avenue from Bonita Avenue to Fifth Street; SE Corner of White Avenue and First Street; Second Street from D Street to E Street; Third Street from B Street to D Street; Fifth Street from E Street to White Avenue; Sixth Street from C Street to D Street; Sixth Street pedestrian bridge. Reconstruction and improvements to drainage facilities including all appurtenances and appurtenant work pertaining or related thereto and all necessary or required work and attendant facilities and structures in the following areas: D Street from Peyton Road to Foothill Boulevard; Bonita Avenue from Glenfield Avenue to Palomares Street. Construction and installation of water and sewer mains including all appurtenances and appurtenant work pertaining or related thereto and all necessary or required work and attendant facilities and structures in the following areas:



intersection of Puddingstone Drive and Park Avenue and north along Park Avenue to Arrow Highway.

(5) Section V B. is amended in its entirety to read as follows:

"B. Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of La Verne, any district, or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan for the original redevelopment project area and after the effective date of the ordinance approving Amendment No. 1 with respect to the territory added pursuant to said amendment, shall be divided as follows:

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project Area on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date).
- (2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this redevelopment project. Unless and until the total



assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in paragraph (2) above, may be hereafter irrevocably pledged by the Agency for the payment of the principal of and interest on the advances of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) of the Agency to finance or refinance the redevelopment project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the redevelopment project.

The portion of taxes divided and allocated to the Agency pursuant to paragraph (2) of this section shall not exceed a cumulative total of \$143,000,000.

The Agency is authorized to issue bonds from time-to-time, if it deems appropriate to do so, in order to finance all or any part of the redevelopment project.

Neither the members of the Agency nor any persons executing the bonds shall be liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency specifically pledged for such purpose, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of tax allocation bonded indebtedness issued pursuant to Health and Safety Code Section 33640, et seq., and exclusive of reimbursement





agreements and other borrowings, loans, notes or advances, to be repaid in whole from the allocation of taxes described in paragraph (2) of this section which can be outstanding at any one time shall not exceed \$19,000,000; provided, however, that to the extent bonds are issued payable in whole or in part from revenue sources other than the tax increment revenues, such financing limitation shall not apply, nor shall such limitation apply with respect to the issuance of mortgage revenue bonds pursuant to Health and Safety Code Section 33750, et seq., or any other provision of law for which a revenue source other than tax increment monies shall be pledged for the repayment thereof.

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the redevelopment project beyond fifteen (15) years from the date of adoption of Amendment No. 1 to this Plan. Loans, advances, or indebtedness incurred for any portion of the Central City Redevelopment Project, including portions added by Amendment No. 1, may be repaid over a period of time beyond said time limit but not to exceed the expiration date of this Plan which shall be thirty-five (35) years from the date of adoption of Amendment No. 1."



PARCEL 1:  
Beginning at an angle point in the boundary of the City of La Verne Central City Redevelopment Project, said angle point also being the intersection of the East Boundary Line of the City of La Verne as said Boundary existed on October 28, 1981, with the centerline of Bonita Avenue (formerly Fourth Street), as shown on County Surveyor's Map No. B-147, Sheet 6 as filed in the office of the County Engineer of Los Angeles County; thence Easterly 13.61 feet along said centerline of Bonita Avenue and along said Boundary of the City of La Verne; thence Northerly along said East Boundary of the City of La Verne, through all the courses and curves and along the Northerly prolongation thereof to the Northeasterly line of Foothill Boulevard, 100 feet wide, as shown on the County Surveyor's Map No. B-2306 as filed in said office of the County Engineer; thence Northwesterly along said Northeasterly line to the Northerly prolongation of the centerline of "D" Street, as said street is shown on said County Surveyor's Map No. B-2306; thence Southerly along said centerline of "D" Street 657.29 feet to the centerline of Dover Way, 60 feet wide; thence Northwesterly parallel with said Foothill Boulevard, 596.33 feet; thence Northerly parallel with said centerline of "D" Street 657.21 feet to said Northeasterly line of Foothill Boulevard; thence Southeasterly along said Northeasterly line of Foothill Boulevard to a point distant thereon South 68° 15' 06" East 502.41 feet from the centerline of Emerald Avenue as shown on said County Surveyor's Map No. B-2306; thence North 0° 04' 20" East, parallel with said centerline of Emerald Avenue 211.35 feet; thence South 89° 48' 30" East 194.01 feet; thence North 0° 03' 13" East 441.74 feet; thence South 89° 58' 34" West 660.75 feet to said centerline of Emerald Avenue; thence South 0° 04' 20" West along said centerline of Emerald Avenue to said Northeasterly line of Foothill Boulevard; thence Northwesterly along said Northeasterly line to the Northerly prolongation of the Westerly line of "B" Street, 70 feet wide, as shown on said County Surveyor's Map No. B-2306; thence Southerly along said prolongation and said Westerly line of "B" Street to a point in the Northerly Boundary of said Redevelopment Project; thence Easterly along said Northerly Boundary through all the various courses and distances to the Point of Beginning.

PARCEL 2:

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Beginning at the point of intersection of that portion of the Westerly Boundary of the City of La Verne Central City Redevelopment Project, said portion also being the centerline of "A" Street, 60 feet wide, with the centerline of Fifth Street, 60 feet wide, as said streets are shown on the Eoline Tract as per map recorded in Book 21, page 172 of Maps in the office of the County Recorder of Los Angeles County; thence Westerly along said centerline of Fifth Street and along the centerline of Fifth Street as shown on Tract No. 6654, as per map recorded in Book 113, page 44 of said Maps to the centerline of Glenfield Avenue, 60 feet wide, as shown on Tract No. 32716, as per map recorded in Book 874, pages 92 and 93 of said Maps; thence Southerly along said centerline of Glenfield Avenue to the centerline of Bonita Avenue, as shown on County Surveyor's Map No. B-147, Sheet 5 as filed in the office of the County Engineer of said County; thence Westerly along said centerline of Bonita Avenue to an angle point in the Boundary of the City of La Verne; thence Southerly along said Boundary of the City of La Verne to the intersection with the Boundary of said Redevelopment Project; thence Easterly and Northerly along said Boundary of the Redevelopment Project to the Point of Beginning.



Beginning at the intersection of the centerline of Foothill Boulevard, 100 feet wide, with the centerline of Wheeler Avenue (formerly Wheeler and La Verne Road), 50 feet wide, as said centerlines are shown on the Los Angeles County Surveyor's Map No. B-2306 on file in the office of the County Engineer of said County; thence North  $68^{\circ} 10' 50''$  West along said centerline of Foothill Boulevard 473.40 feet; thence North  $0^{\circ} 38' 14''$  East 53.61 feet to a point in the Northeasterly line of said Foothill Boulevard and the True Point of Beginning; thence North  $68^{\circ} 10' 50''$  West along said Northeasterly line of Foothill Boulevard, 942.25 feet to the Easterly line of Lot 1 of Section 1, Township 1 South, Range 9 West, San Bernardino Meridian; thence North  $0^{\circ} 27' 41''$  East along said Easterly line 233.32 feet; thence South  $86^{\circ} 07' 06''$  East 256.87 feet; thence South  $87^{\circ} 58' 10''$  East 458.21 feet; thence South  $0^{\circ} 38' 14''$  West 55.97 feet; thence North  $89^{\circ} 58' 32''$  East 165 feet to a line that bears South  $0^{\circ} 33' 14''$  West and passes through the True Point of Beginning; thence South  $0^{\circ} 38' 14''$  West 490.11 feet to the True Point of Beginning.

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**APPENDIX C  
AMENDMENT  
NO. 2**



# AMENDMENT NO. 2

(Assessor Parcel Nos. of Affected Properties)

## AMENDMENT NO. TWO - PARCEL LISTING - 1988 TAX ROLL

### Tax Assessor Identification Number

Book - 8666

8666-1-9  
8666-1-10  
8666-1-11  
8666-1-12

Book - 8370

8370-7-46

Book - 8371

8371-2-33  
8371-4-2

Book - 8375

8375-1-13  
8375-20-1

Excluded from Plan by  
Council 6-5-89

~~8375-24-6~~  
~~8375-24-19~~

Book - 8377

8377-10-12  
8377-10-13  
8377-15-29

Book - 8378

8378-3-31  
8378-3-34  
8378-5-14  
8378-10-13  
8378-10-18  
8378-10-19  
8378-10-22  
8378-10-23  
8378-10-24

Book 8378 - Continued

8378-10-910  
8378-10-914  
8378-10-915  
8378-11-7  
8378-11-11  
8378-11-12  
8378-12-12  
8378-12-16  
8378-12-20  
8378-13-5  
8378-13-6  
8378-13-8  
8378-13-9  
8378-13-10  
8378-13-11  
8378-13-12  
8378-13-13  
8378-13-14  
8378-13-15  
8378-13-16  
8378-13-17  
8378-13-18  
8378-14-4  
8378-14-9  
8378-15-5  
8378-15-6  
8378-15-7  
8378-15-8  
8378-16-12

Book 8381

8381-36-23

Book 8382

8382-5-19  
8382-5-20  
8382-5-24

EXHIBIT "C"



**APPENDIX D  
AMENDMENT  
AREA NO. 3**







--- Amendment Area Boundary



Commercial-Office



Site 5  
Specialty Commercial



Site 1  
Visitor Commercial



Site 9  
Residential (PR 10A)



Site 2  
Office



Site 11  
Automotive Sales

La Verne Redevelopment Agency

CENTRAL CITY  
REDEVELOPMENT PROJECT,  
AMENDMENT NO. 3

# Redevelopment Plan Map



**PARCEL A**

BEGINNING at the intersection of the centerline of Foothill Boulevard (100 feet wide, 50 feet each side); and the east line of the City of La Verne, both as shown on Tract No. 29415, filed in Book 731, pages 49 and 50, of Maps; thence northerly along the northerly prolongation of said east line of the City of La Verne to the north line of Foothill Boulevard; thence easterly along side north line of Foothill Boulevard to a point in the east line of Bradford Street (60 feet wide, 30 feet each side); thence northerly along said east line of Bradford Street, 244.38 feet, more or less; to the north line of land described in deed recorded on 10-03-78 as Instrument Number 78-1099363; thence along said north line 223.02 feet, more or less, to the northwest corner of land described in deed recorded on 3-16-73 in Book D5797, Page 27, Official Records as Instrument Number 4452; thence easterly along the north line of said Instrument Number 4452, 603 feet, more or less, to the northeast corner of land described in said Instrument Number 4452; thence southerly along the east line of said Instrument Number 4452, 179.63 feet, more or less, to a point in the north line of land described in deed recorded on 06-12-89 as Instrument Number 89-942002; thence easterly along said north line, 435.22 feet, more or less, to a point in the west line of Williams Avenue, (66 feet wide, 33 feet each side); thence southerly along said west line of Williams Avenue to said north line of Foothill Boulevard; thence continuing southerly along the southerly prolongation of said west line to the center line of Foothill Boulevard; thence westerly along said center line of Foothill Boulevard to the POINT OF BEGINNING.





**PARCEL B**

Beginning at the intersection of the north line of Foothill Boulevard (100 feet wide, 50 feet each side) and the east line of Fruit Street (100 feet wide, 50 feet each side); thence northerly along said east line of Fruit Street to a point in the south line of land described in deed recorded on 12-3-85 as Instrument No. 85-1425677. Said point also being the **TRUE POINT OF BEGINNING**; thence continuing northerly along said east line of Fruit Street to the north line of land described in deed recorded on 9-20-91 as Instrument Number 91-1484796; thence easterly along said north line 455.00 feet, more or less, to the east line of said Instrument Number 91-1484796; thence southerly along said east line, 221.10 feet, more or less, to the southeast corner of said Instrument Number 91-1484796; thence continuing southerly along the southerly prolongation of said east line of Instrument Number 91-1484796, 763.39 feet, more or less, to said north line of Foothill Boulevard; thence west along said north line of Foothill Boulevard to a point in the west line of land described in said Instrument No. 85-1425677; thence northerly and westerly along the west and south lines of said Instrument No. 85-1425677 to the **TRUE POINT OF BEGINNING**.





## PARCEL C

Beginning at the intersection of the north line of Foothill Boulevard (100 feet wide, 50 feet each side) and the west line of Fruit Street (100 feet wide, 50 feet each side); thence westerly along said north line of Foothill Boulevard to a point in the west line of land described in deed recorded on 10-07-77 as Instrument No. 77-112845. Said point also being the **TRUE POINT OF BEGINNING**; thence continuing westerly along said north line of Foothill Boulevard to the intersection of the northerly prolongation of the west line of "D" Street (88 feet wide, 44 feet each side); thence southerly along said west line of "D" Street, 587.50 feet, more or less, to the north line of Dover Street (60 feet wide, 20 feet north side, 40 feet south side); thence westerly along said north line of Dover Street, 536.36 feet, more or less, to the west line of Parcel Map No. 4431, filed in Book 55, Page 44, of Parcel Maps; thence northerly along said west line 527.00 feet, more or less, to the south line of said Foothill Boulevard; thence continuing northerly along the northerly prolongation of said west line of Parcel Map No. 4431 to a point in the north line of said Foothill Boulevard; thence easterly along said north line of Foothill Boulevard to the intersection of the southerly prolongation of a line parallel with and 20.00 feet westerly of the west line of Parcel Map No. 17839, filed in Book 204, pages 75 and 76; thence north along said southerly prolongation to a point in the westerly prolongation of the north line of said Parcel Map No. 17839; thence easterly and southerly along said westerly prolongation, and north and east lines of Parcel Map No. 17839, to the north line of land described in deed recorded on 4-11-90 as Instrument Number 90-685830; thence easterly along said north line of said Instrument Number 90-685830, 610 feet, more or less, to a point in the west line of said Fruit Street;



**PARCEL C** (Continued)

thence southerly along said west line of Fruit Street to a point in the north line of said Instrument No. 77-1112845; thence westerly and southerly along the north and west lines of said Instrument No. 77-1112845 to the **TRUE POINT OF BEGINNING**.



## PARCEL D

BEGINNING at the intersection of the south line of Foothill Boulevard (100 feet wide, 50 feet each side) and the west line of "B" Street (80 feet wide, 40 feet each side); thence westerly along said south line of said Foothill Boulevard to a point in the east line of recorded Parcel Map No. 6163, filed in Book 67, Pages 91 and 92, of Parcel Maps; thence southerly and westerly along said east and south lines of said Parcel Map No. 6163, to a point in the east line of Firey Avenue (50 feet wide, 25 feet each side) also known as Marshall Canyon Wash; thence northerly along said east line of Firey Avenue to a point in the south line of Parcel 3 of said Parcel Map No. 6163; thence easterly and northerly along the south and east lines of said Parcel 3 to a point in the south line of said Foothill Boulevard; thence westerly along said south line of Foothill Boulevard, 50 feet, more or less, to a point in the west line of said Firey Avenue; thence southerly along said west line of Firey Avenue to a point in the east line of Parcel 1 of Parcel Map No. 22924, filed in Book 251, pages 27 and 28, of Parcel Maps; thence southerly, westerly, and northerly along the east, south, and west lines of said Parcel 1 to a point in the said south line of Foothill Boulevard; thence westerly along said south line of Foothill Boulevard to a point in the west line of said land described in deed recorded on 4-16-85 as Instrument No. 85-0426315; thence southerly along said west line of Instrument No. 85-0426315 to a point in the north line of Tract No. 33912, filed in Book 924, Pages 23 to 27, of Maps; thence westerly along said northerly line of Tract No. 33912 to a point in the west line of Lot "B" of Tract No. 1876, filed in Book 20, Page 96, of Maps; thence northerly along said west line of Lot "B" to a point in said south line of Foothill Boulevard; thence westerly along said south line of Foothill Boulevard to a point in the west line of





**PARCEL D** (continued)

land described in deed recorded on 10-11-91 as Instrument No. 91-1609626; thence southerly and easterly along the west and south lines of said Instrument No. 91-1609626 to a point in the west line of Damien Avenue (88 feet wide, 44 feet each side); thence southerly along said west line of Damien Avenue to a point in the north line of Sentinel Street (58 feet wide, 29 feet each side); thence westerly along said north line of Sentinel Street to the south line of the Foothill Freeway (Route 30); thence easterly along said south line of the Foothill Freeway to a point in the south line of said Foothill Boulevard; thence continuing along said south line of the Foothill Freeway to a point in the north line of said Foothill Boulevard; thence continuing along said south line of the Foothill Freeway to a point in the east line of land described in deed recorded on 12-15-89 as Instrument No. 89-2020788; thence southerly along said east line of Instrument No. 89-2020788 to a point in the north line of said Foothill Boulevard; thence easterly along said north line of Foothill Boulevard to a point in the west line of land described in deed recorded on 02-22-91 as Instrument No. 91-260105; thence northerly along said west line of Instrument No. 91-260105 and it's northerly prolongation to a point in the south line of said Foothill Freeway as shown on FM 21326-10; thence easterly along said south line of Foothill Freeway to a point in the west line of Wheeler Avenue (100 feet wide, 50 feet each side); thence southerly along said west line of Wheeler Avenue to a point in said north line of Foothill Boulevard; thence easterly along said north line of Foothill Boulevard to a point in the east line of land described in deed recorded on 6-2-86 as Instrument No. 86-0681961; thence northerly and westerly along the east and north lines of said Instrument No. 86-0681961 to a point in the east line of said Wheeler Avenue;



**PARCEL D** (continued)

thence northerly along said east line of Wheeler Avenue to a point in the south line of land described in deed recorded on 06-16-81 as Instrument No. 81-596093; thence westerly, northerly and easterly along the south, west and north lines of said Instrument No. 81-596093 to the northwest corner of land described in deed recorded on 07-21-78 as Instrument No. 78-799861; thence easterly and southerly along the north and east lines of said Instrument No. 78-799861 to a point in the west line of Marshall Canyon Channel; thence southerly along the west line of Marshall Canyon Channel to a point in said north line of Foothill Boulevard; thence easterly along said north line of Foothill Boulevard to the intersection of the northerly prolongation of said west line of "B" Street; thence southerly along said prolongation of "B" Street to said north line of Foothill Boulevard and the POINT OF BEGINNING.



## **PARCEL E**

BEGINNING at the intersection of the south line of the proposed Foothill Freeway (Route 30) and the west line of Wheeler Avenue, as shown on Filed Map No. 21326, page 10, of Filed Maps; thence westerly along the south line of said Foothill Freeway to a point in the north line of Foothill Boulevard (100 feet wide, 50 feet each side); thence continuing along said south line of the Foothill Freeway to a point in the south line of said Foothill Boulevard; thence continuing along said south line of the Foothill Freeway to a point in the east line of Ramona Avenue; thence northerly along said east line of Ramona Avenue to the north line of said Foothill Freeway; thence easterly along said north line of the Foothill Freeway to a point in said north line of Foothill Boulevard; thence westerly along said north line of Foothill Boulevard to a point in the south line of Base Line Road; thence easterly along said south line of Base Line Road to a point in the west line of land described in deed recorded on 04-14-80 as Instrument Number 80-374844; thence southerly along said west line of Instrument No. 80-374844 to a point in said north line of the Foothill Freeway; thence easterly along said north line of the Foothill Freeway to a point in said west line of Wheeler Avenue; thence southerly along said west line of Wheeler Avenue to the POINT OF BEGINNING.





**PARCEL F**

BEGINNING at the intersection of the east line of Emerald Avenue (variable in width and generally 88 feet wide, 44 feet each side) and the north line of Emerald Wash (variable in width and generally 48 feet wide); thence westerly along the said north line of Emerald Wash to a point in the west line of said Emerald Avenue; thence southerly along said west line of Emerald Wash to a point in the north line of land described in deed recorded on March 16, 1977 as Instrument No. 77-265146; thence westerly along said Instrument No. 77-265146 to a point in the east line of said Emerald Wash; thence southerly along said east line of Emerald Wash to a point in the south line of said Instrument No. 77-265146; thence easterly along the south line of said Instrument No. 77-265146 to a point in the west line of said Emerald Avenue; thence easterly perpendicular to the centerline of said Emerald Avenue to a point in the east line of said Emerald Avenue; thence northerly along said east line of Emerald Avenue to the POINT OF BEGINNING.

The combined area of parcels A, B, C, D, E, and F is approximately, 163 acres.





# EXHIBIT "B" PARCEL A

PREPARED BY: RKA CIVIL ENGINEERS

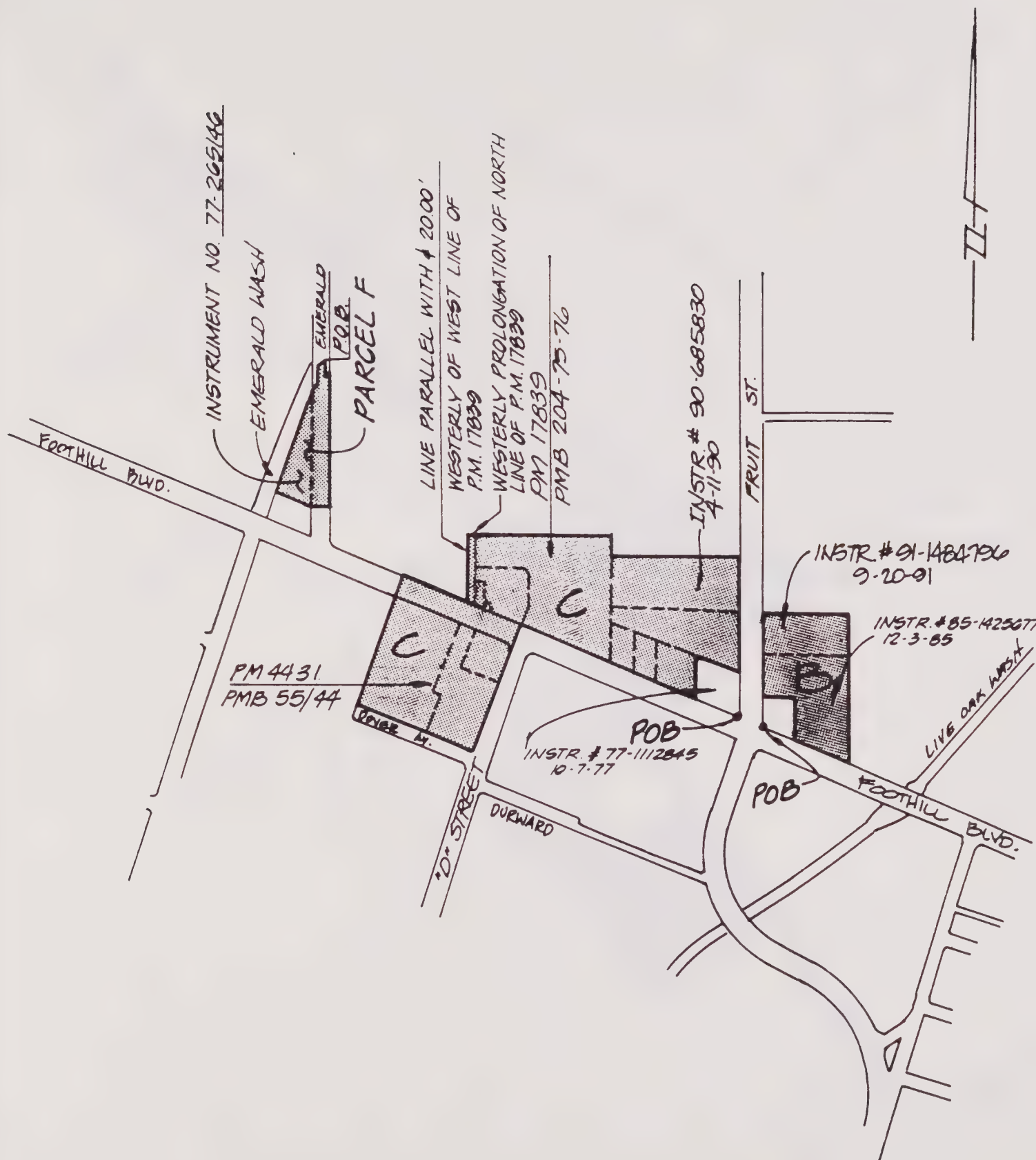
DATE: 4-93 REV. 2-11-94

JUL 20 114

SCALE: N.T.S.

SHEET 1 OF 4





# EXHIBIT "B" PARCELS B, C AND F

PREPARED BY: RKA CIVIL ENGINEERS

DATE: 4-93 REV. 2-11-94

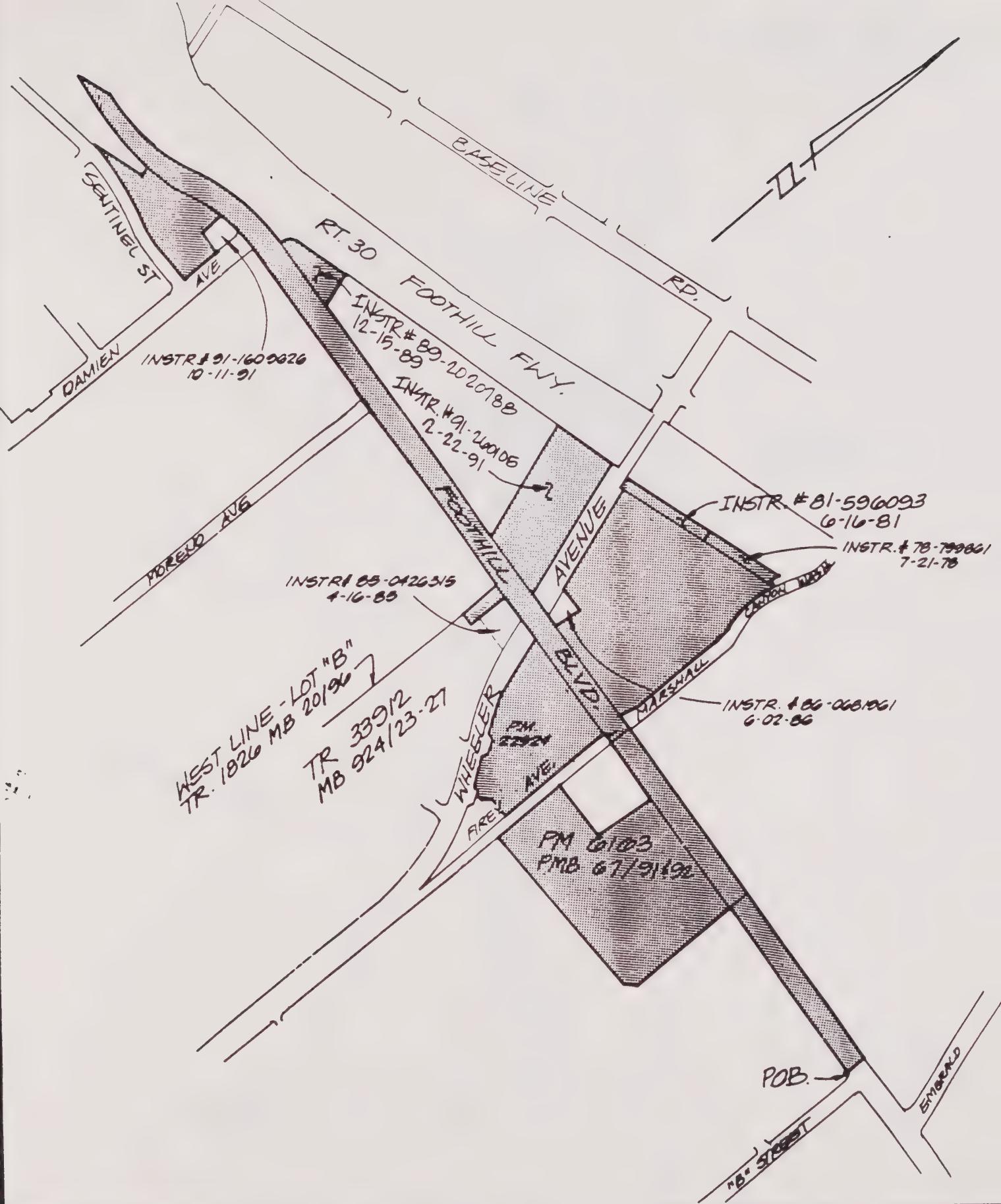
J.N. 140 114

SCALE: N.T.S.

SHEET 2 OF 4







# EXHIBIT "B" PARCEL D

PREPARED BY: RKA CIVIL ENGINEERS

DATE: 4-93 REV. 2-11-94

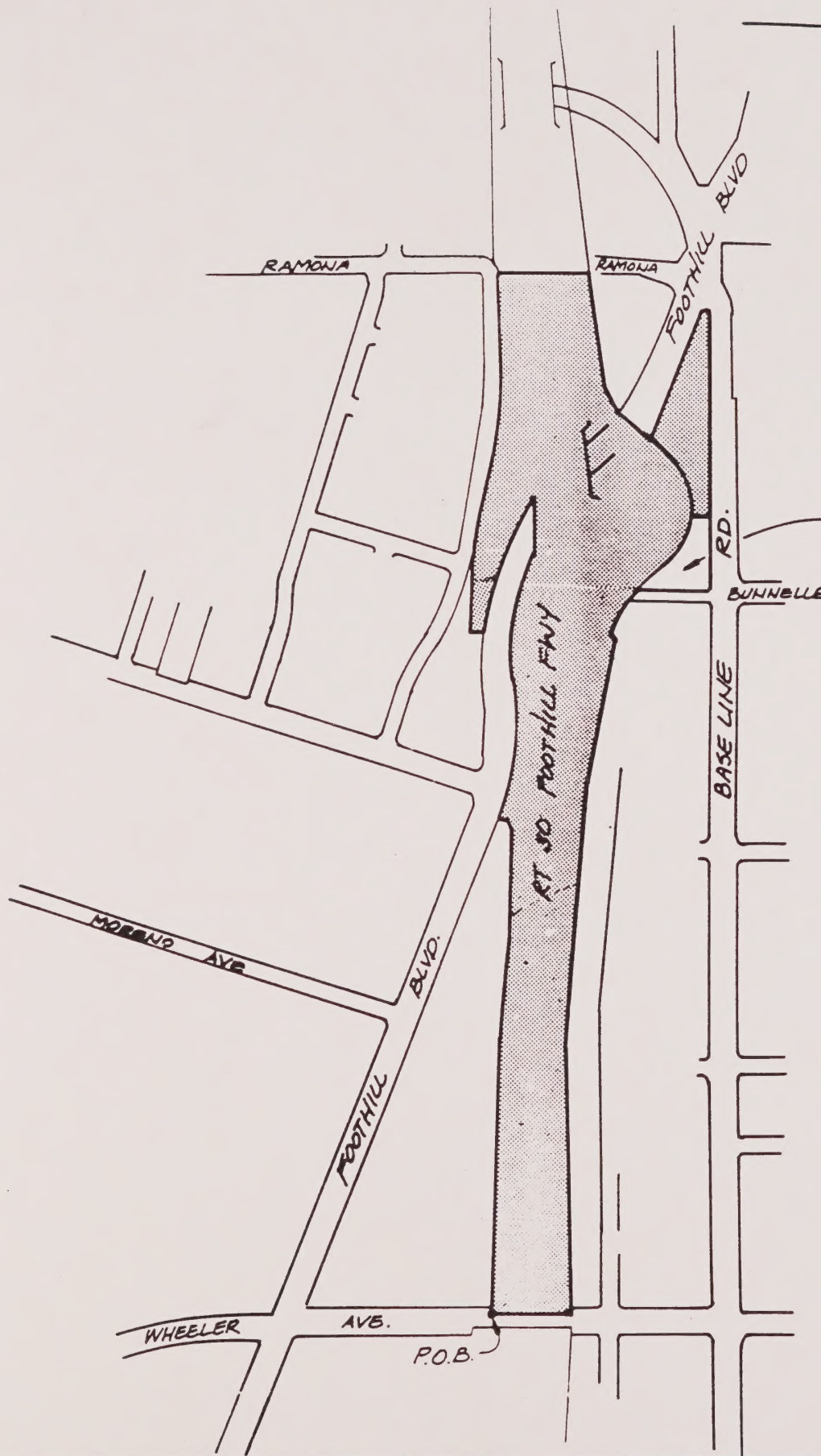
JN. 140114

SCALE: NTS

SHEET 3 OF 4

RVA 93012 V





INSTRUMENT NO.  
80-374844  
04-14-80

EXHIBIT "B"

PARCEL "E"

PREPARED BY: RKA CIVIL ENGINEERS

DATE: 4-93 | REV. 2-11-94

J.N. 140114

SCALE: N.T.S.

SHEET 4 OF 4

DVA 950775





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